

INDEPENDENCE COMMERCIAL METROPOLITAN DISTRICT

January 21, 2026

Division of Local Government
Via: E-Filing Portal

RE: Independence Commercial Metropolitan District
LG ID #67900

Attached is the 2026 Budget for the Independence Commercial Metropolitan District in Elbert County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on December 8, 2025. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Elbert County is 10.741 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 0.000 mills for G.O. bonds; 59.074 mills for contractual obligations; 0.000 mills for refund/abatement; and (0.000) mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$350 the total property tax revenue is \$24.44. A copy of the certification of mill levies sent to the County Commissioners for Elbert County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Elbert County, Colorado.

Sincerely,



Eric Weaver
District Accountant

Enclosure(s)

Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

**INDEPENDENCE COMMERCIAL METROPOLITAN DISTRICT
RESOLUTION TO ADOPT 2026 BUDGET**

WHEREAS, the Board of Directors (“**Board**”) of the Independence Commercial Metropolitan District (“**District**”) has appointed a budget committee to prepare and submit a proposed 2026 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 8, 2025, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Independence Commercial Metropolitan District:

1. That estimated expenditures for each fund are as follows:

General Fund:		\$	65,500
Debt Service Fund:		\$	523
	Total	\$	66,023

2. That estimated revenues are as follows:

<u>General Fund:</u>			
From unappropriated surpluses			\$(1,504)
From fund transfers			\$0
From sources other than general property tax			\$67,000
From general property tax			\$4
	Total		\$65,500

Debt Service Fund:

From unappropriated surpluses	\$0
From fund transfers	\$0
From sources other than general property tax	\$502
From general property tax	\$21
Total	\$523

3. That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of the District for the 2026 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO SET MILL LEVIES

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is \$3.76; and

WHEREAS, the amount of money from property taxes necessary to balance the budget for debt service expenses is \$20.68; and

WHEREAS, the 2025 valuation for assessment of the District, as certified by the County Assessor, is \$350.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Independence Commercial Metropolitan District:

1. That for the purpose of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of 10.741 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$3.76.

2. That for the purpose of meeting all payments for contractual obligations of the District during the 2026 budget year, there is hereby levied a property tax of 59.074 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$20.68.

3. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of Elbert County, Colorado, the mill levies for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

APPROPRIATE SUMS OF MONEY

WHEREAS, the Board has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Independence Commercial Metropolitan District that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund:	\$	65,500
Debt Service Fund:	\$	523
Total	\$	<u>66,023</u>

Adopted this 8th day of December, 2025.

INDEPENDENCE COMMERCIAL
METROPOLITAN DISTRICT

Signed by:
By Tim Craft _____
5DDC16C1FEAA464...

ATTEST:

Signed by:
Jim Yates _____
91EFBCD306F8403...

INDEPENDENCE COMMERCIAL METROPOLITAN DISTRICT

2026

BUDGET MESSAGE

Independence Metropolitan Districts Nos. 1-6, Commercial Metropolitan District, Overlay Metropolitan District, and Water & Sanitation District are quasi-municipal corporations organized and operated pursuant to provisions set forth in the Colorado Special District Act. The Districts were formed with the primary purposes to finance construction of public improvements as defined in the Service Plan and to operate and maintain such public improvements that are not otherwise dedicated or conveyed to other governmental entities.

The Water & Sanitation District is responsible for constructing and operating water and sewer facilities for the community. District No. 3 is responsible for construction of other improvements within the community with funding for debt service on bonds issued by the District to be provided by the District as well as taxes and system development fees from Districts 1, 2, 4, 5, 6, & Commercial. The Overlay District is responsible for providing community-wide services including but not limited to community center and swimming pool operations, landscaping, design review, covenant control, snow removal, trash and recycling, and other services.

The District has no employees and all operations and administrative functions are contracted.

The following budget is prepared using the modified accrual basis of accounting.

BUDGET STRATEGY

The District's strategy in preparing the 2026 budget is to strive to provide the scope of services defined in the service plan in the most economic manner possible.

REVENUE

The District certified 10.741 mills for operations (10.000 mills adjusted for legislative change) as well as 59.074 mills for contractual obligations (55.000 mills adjusted for legislative changes). Any shortfalls in funding for operations are anticipated to be funded by developer advances.

EXPENDITURES

The District budgeted for administrative expenditures to be accounted for in the General Fund. In the Debt Service Fund, the District has budgeted for treasurer's fees, with all other remaining available funds being transferred to District No. 3 to be used towards bond debt service payments.

Independence Commercial Metropolitan District
Statement of Net Position
September 30, 2025

	General Fund	Debt Service Fund	Fixed Assets & LTD	Total
ASSETS				
CASH				
KeyBank Checking	1,972			1,972
Pooled Cash	-	-		-
TOTAL CASH	1,972	-	-	1,972
OTHER CURRENT ASSETS				
Due From County Treasurer	-	-		-
Property Tax Receivable	-	-		-
Prepaid Expense	-			-
TOTAL OTHER CURRENT ASSETS	-	-	-	-
FIXED ASSETS				
Construction in Progress			-	-
TOTAL FIXED ASSETS	-	-	-	-
TOTAL ASSETS	1,972	-	-	1,972
LIABILITIES & DEFERED INFLOWS				
CURRENT LIABILITIES				
Accounts Payable	-			-
TOTAL CURRENT LIABILITIES	-	-	-	-
DEFERRED INFLOWS				
Deferred Property Taxes	-	-		-
TOTAL DEFERRED INFLOWS	-	-	-	-
LONG-TERM LIABILITIES				
Developer Payable- Operations			8,500	8,500
Accrued Int- Developer Payable- Ops	-		-	-
TOTAL LONG-TERM LIABILITIES	-	-	8,500	8,500
TOTAL LIAB & DEF INFLOWS	-	-	8,500	8,500
NET POSITION				
Inv in Capital Assets				-
Amount to be Provided for Debt			(8,500)	(8,500)
Fund Balance- Non-Spendable	-			-
Fund Balance- Restricted	690	-		690
Fund Balance- Unassigned	1,282			1,282
TOTAL NET POSITION	1,972	-	(8,500)	(6,528)
	=	=	=	=

Independence Commercial Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 12/5/25

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	10	140	140	140				350	Final AV
Mill Levy - Operations	-	10.000	10.000	10.000				10.741	10 Mills Adjusted
Mill Levy - Operations Temporary Reduction	-	-	-	-				-	Assume Not Applicable
Mill Levy - Debt Service Fund	-	55.055	55.055	55.055				59.074	55 Mills Adjusted
Total Mill Levy	-	65.055	65.055	65.055				69.815	Total of 65 Mills Adjusted
Property Tax Revenue - Operations	-	1	1	1				4	10 Mills Adjusted
Property Tax Revenue - Debt Service Fund	-	8	8	8				21	55 Mills Adjusted
Total Property Taxes	-	9	9	9				24	Total of 65 Mills Adjusted

Independence Commercial Metropolitan District
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Print Date: 12/5/25

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	-	9	9	9	9	9	0	24	Total of 65 Mills Adjusted
Specific Ownership Taxes	-	-	-	1	1	-	1	3	12.5% of Property Taxes
Transfer from District No. 3	3,844	-	-	-	-	-	-	-	None Anticipated
System Development Fees	-	-	-	-	-	-	-	-	None Anticipated
Interest & Other Income	-	-	500	-	-	-	-	500	To Offset Contingency
TOTAL REVENUE	3,844	9	509	10	10	9	1	527	
EXPENDITURES									
Administration									
Accounting	-	-	5,000	5,000	-	-	-	15,000	M&W Estimate
Audit	-	500	500	-	-	-	-	-	Exemption Included In Accounting
District Management	3,984	8,000	8,000	8,000	3,156	6,000	2,844	8,000	Based on 2025 Budget
Legal	1,126	8,000	8,000	4,000	1,459	6,000	4,541	8,000	Based on 2025 Budget
Engineering	-	-	-	-	-	-	-	-	None Anticipated
Treasurer's Fees	-	1	1	0	0	1	1	1	3% of Property Taxes
Election	-	500	500	110	110	500	390	5,000	Assume Revenue Cap November Election
Insurance, Bonds & SDA Dues	174	2,800	2,800	260	260	2,800	2,540	3,300	Assume Insurance & SDA Dues
Website & Miscellaneous Other	-	2,000	2,000	-	-	1,500	1,500	1,200	Bill.com & Other Misc
Contingency	-	1,500	15,000	-	-	1,125	1,125	25,000	Unforeseen Needs
Debt Service									
Debt Service Transfer to District No. 3	-	7	7	8	8	7	(1)	23	Transfer to District No. 3
Contingency	-	-	500	-	-	-	-	500	Unforeseen Needs
TOTAL EXPENDITURES	5,284	23,308	42,308	17,379	4,993	17,933	12,939	66,023	
REVENUE OVER / (UNDER) EXPENDITURES	(1,440)	(23,299)	(41,799)	(17,368)	(4,984)	(17,924)	12,940	(65,496)	
OTHER SOURCES / (USES)									
Developer Advances	5,240	22,000	47,000	23,000	7,000	22,000	(15,000)	67,000	To Cover Shortfall
Developer Advance Repayments	(3,844)	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	1,396	22,000	47,000	23,000	7,000	22,000	(15,000)	67,000	
CHANGE IN FUND BALANCE	(44)	(1,299)	5,201	5,632	2,016	4,076	(2,060)	1,504	
BEGINNING FUND BALANCE	-	1,626	(44)	(44)	(44)	1,626	(1,670)	5,588	
ENDING FUND BALANCE	(44)	327	5,157	5,588	1,972	5,702	(3,730)	7,092	
COMPONENTS OF FUND BALANCE									
Non-Spendable	-	-	3,300	3,300	-	-	-	3,465	
TABOR Emergency Reserve	273	-	1,410	690	690	-	-	2,010	
Restricted For Debt Service	-	-	-	-	-	-	-	-	
Unassigned	(317)	327	447	1,597	1,282	-	-	1,616	
TOTAL ENDING FUND BALANCE	(44)	327	5,157	5,588	1,972	5,702	(3,730)	7,092	
=	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

Independence Commercial Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 12/5/25

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes- Operations	-	1	1	1	1	1	-	4	10 Mills Adjusted
Specific Ownership Taxes	-	-	-	0	0	-	0	0	12.5% of Property Taxes
Transfer from District No. 3	3,844	-	-	-	-	-	-	-	None Anticipated
Interest Income	-	-	-	-	-	-	-	-	
Miscellaneous Income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	3,844	1	1	2	2	1	0	4	
EXPENDITURES									
Administration									
Accounting	-	-	5,000	5,000	-	-	-	15,000	M&W Estimate
Audit	-	500	500	-	-	-	-	-	Exemption Included In Accounting
District Management	3,984	8,000	8,000	8,000	3,156	6,000	2,844	8,000	Based on 2025 Budget
Legal	1,126	8,000	8,000	4,000	1,459	6,000	4,541	8,000	Based on 2025 Budget
Engineering	-	-	-	-	-	-	-	-	None Anticipated
Office Supplies, Bill.com Fees, Other	-	-	-	-	-	-	-	1,200	Bill.com & Other Misc
Treasurer's Fees	-	-	-	0	0	0	(0)	0	3% of Property Taxes
Election	-	500	500	110	110	500	390	5,000	Assume Revenue Cap November Election
Insurance, Bonds & SDA Dues	174	2,800	2,800	260	260	2,800	2,540	3,300	Assume Insurance & SDA Dues
Website	-	2,000	2,000	-	-	1,500	1,500	-	Handled By District No. 1
Contingency /Emergencies	-	1,500	15,000	-	-	1,125	1,125	25,000	Unforeseen Needs
TOTAL EXPENDITURES	5,284	23,300	41,800	17,370	4,985	17,925	12,940	65,500	
REVENUE OVER / (UNDER) EXPENDITURES	(1,440)	(23,299)	(41,799)	(17,368)	(4,984)	(17,924)	12,940	(65,496)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
Developer Advance	5,240	22,000	47,000	23,000	7,000	22,000	(15,000)	67,000	To Cover Shortfall
Developer Advance Repayment	(3,844)	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	1,396	22,000	47,000	23,000	7,000	22,000	(15,000)	67,000	
CHANGE IN FUND BALANCE	(44)	(1,299)	5,201	5,632	2,016	4,076	(2,060)	1,504	
BEGINNING FUND BALANCE	-	1,626	(44)	(44)	(44)	1,626	(1,670)	5,588	
ENDING FUND BALANCE	(44)	327	5,157	5,588	1,972	5,702	(3,730)	7,092	
	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

Independence Commercial Metropolitan District
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Print Date: 12/5/25

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
Number of Building Permits				-				-	Developer Estimate
System Development Fee Per Building Permit				9,245				9,661	4.5% Annual Increase
REVENUE									
Property Taxes	-	8	8	8	8	8	0	21	55 Mills Adjusted
Specific Ownership Taxes	-	-	-	1	1	-	1	3	12.5% of Property Taxes
Interest Income	-	-	500	-	-	-	-	500	To Offset Contingency
System Development Fees	-	-	-	-	-	-	-	-	None Anticipated
TOTAL REVENUE	-	8	508	9	8	8	1	523	
EXPENDITURES									
Treasurer's Fees	-	1	1	0	0	1	1	1	3% of Property Taxes
Debt Service Transfer to District No. 3		7	7	8	8	7	(1)	23	Transfer to District No. 3
Contingency		-	500	-	-	-	-	500	Unforeseen Needs
TOTAL EXPENDITURES	-	8	508	9	8	8	(1)	523	
REVENUE OVER / (UNDER) EXPENDITURES	-	-	-	-	-	-	0	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Elbert County, Colorado.

On behalf of the Independence Commercial Metropolitan District
(taxing entity)^A

the Board of Directors
(governing body)^B

of the Independence Commercial Metropolitan District
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 350
(Gross^D assessed valuation, Line 2 of the Certification of Valuation From DLG 57^E)


Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:

\$ 350
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/5/2025 for budget/fiscal year 2026
(not later than Dec 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>10.741</u> mills	<u>3.76</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>0.000</u> mills	<u>-</u>
SUBTOTAL FOR GENERAL OPERATING:	<u>10.741</u> mills	<u>3.76</u>
3. General Obligation Bonds and Interest ^J	<u>0.000</u> mills	<u>-</u>
4. Contractual Obligations ^K	<u>59.074</u> mills	<u>20.68</u>
5. Capital Expenditures ^L	<u>0.000</u> mills	<u>-</u>
6. Refunds/Abatements ^M	<u>0.000</u> mills	<u>-</u>
7. Other ^N (specify): _____	<u>0.000</u> mills	<u>-</u>
	<u>0.000</u> mills	<u>-</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>69.815</u> mills	<u>24.44</u>

Contact person: Eric Weaver Daytime phone: (970) 926-6060 x6
(print)
Signed:  Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- 1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

- 3. Purpose of Contract: Pledge To Independence Metropolitan District No. 3 For Payment of the Series 2024A Bonds
Title: Senior Capital Pledge Agreement
Date: December 1, 2024
Principal Amount: \$54,785,000.00
Maturity Date: December 1, 2054
Levy: 59.074
Revenue: \$20.68

- 4. Purpose of Contract: Pledge To Independence Metropolitan District No. 3 For Payment of the Series 2024B Bonds
Title: Subordinate Capital Pledge Agreement
Date: December 1, 2024
Principal Amount: \$9,308,000.00
Maturity Date: December 15, 2054
Levy: 0.000
Revenue: \$0.00

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.